

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, February 28, 2005

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Steve Bloomfield, Jay Chatterjee, David Kirk, Kenneth Kreider Jeff Raser, John Senhauser and Beth Sullebarger present. Absent: Judith Spraul-Schmidt and Caroline Wallace.

MINUTES

The Board unanimously approved the minutes of the Monday, February 14, 2005 meeting (motion by Sullebarger, second by Chatterjee).

CERTIFICATE OF APPROPRIATENESS, 4035 HAMILTON AVENUE, NORTHSIDE NBD HISTORIC DISTRICT

Staff member Adrienne Cowden presented a report on a Certificate of Appropriateness (COA) for 4035 Hamilton Avenue to construct a new front (east) façade. Ms. Cowden indicated although the Northside NBD guidelines do not identify the 4035 Hamilton Avenue as a non-contributing resource, it has been so altered as to no longer qualify as an historic structure.

The Historic Conservation Board (HCB) reviewed this proposed project on January 10, 2005 and many aspects of the design remains unchanged. There have been revisions made to the original proposal, which include the second floor balcony flush with the exterior wall; the balcony will have a pair of glazed doors and a curved cast iron railing. Mr. David Devereaux was present to respond to questions from the Board. Mary Heffborn a neighbor had no objections to the proposal.

Ms. Cowden said that because of the loss of the original façade, the proposed work should cause the building to become more compatible with the district and that the proposed design meets the spirit and intent of the Northside NBD conservation guidelines.

BOARD ACTION

The Board voted unanimously (motion by Sullebarger, second Kirk) to approve a Certificate of Appropriateness for the proposed new façade with the condition that final drawings and specifications be submitted to the Urban Conservator for review and approval prior to construction.

CERTIFICATE OF APPROPRIATENESS, FOR 417 TUSCULUM AVENUE, COLUMBIA-TUSCULUM HISTORIC DISTRICT

Staff member Adrienne Cowden presented a report on a Certificate of Appropriateness (COA) to build a detached two-car garage with a loft storage space. Staff stated that a less substantial roof would better relate to the residence, but a shallower slope would make the loft unusable. She also said that the siding should have no more than a 4" reveal according to guidelines, rather than a 5" reveal proposed.

Mr. Raser stated that he felt the roof would be quite visible and asked whether or not shed dormers were discussed. Ms. Cowden replied that it had not. Several of the Board members had concerns regarding the garage roof.

Mr. Kreider stated that he was in agreement with the staff recommendation. He stated that the garage was not trying to echo the residence and the materials were very different. He indicated that even though the garage resembles a barn, there are old carriage houses and barns in the

district and the roof slope was similar to neighboring residences. Mr. Kirk felt that there should be a statement in the Boards' records stating that the loft is for storage only.

BOARD ACTION

The Board voted unanimously (motion Chatterjee, second Sullebarger) to take the following actions:

Find that the proposed detached two-car garage meets the Columbia Tusculum Historic District guidelines and approve a Certificate of Appropriateness with the following conditions:

1. The building permit drawings be revised to specify the following:
 - a) The windows as Anderson, vinyl clad wood, four-over-four sash with a snap on exterior grid.
 - b) The overhead garage doors as insulated aluminum;
 - c) The wood lap siding with a 4" reveal; and
 - d) A concrete driveway on the site plan.
2. Final plans and specifications shall be submitted to the Urban Conservator for review and approval prior to construction.

**CERTIFICATE OF APPROPRIATENESS, 628 VINE STREET, PROVIDENT BANK
BUILDING LOCAL LANDMARK**

Staff member Caroline Kellam presented a report for a Certificate of Appropriateness (COA) to install a new sign for both Angilo's Pizza and Empress Chili and Deli.

On November 22, 2004, the Historic Conservation Board (HCB) approved a design for two signs, one for each business at 628 Vine Street. That proposal did not require a zoning variance. Due to cost, the applicant has combined the two signs into one.

The owner David Lee said he felt that one sign is more compatible than two signs on such a small business storefront area. He pointed out that he was not at the hearing in November and has since hired a new company to design the sign, S.T. Custom Signs. In addition, Mr. Lee said that the new sign will cover damaged tile, eliminating the cost of their repair or replacement.

The Board agreed that the approval of the design for two signs at the November Board meeting was preferable to the new design. Alternately, the two sign halves signs should be placed side by side instead of one sign above the other. The Board stipulated that the sign should stay within the gray tile area as proposed in the original drawings.

BOARD ACTION

The Board voted unanimously (motion Chatterjee, second Sullebarger) to take the following actions:

1. Approve a variance to Chapter 1411-39 (c) (2) and (3) of the zoning code for this applicant only to permit a 36 square feet sign on the condition that the new sign be contained within the gray tile band over the storefront, finding that such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.
2. Approve a Certificate of Appropriateness for the installation of the sign as proposed at 628 Vine Street finding that the sign design meets the local landmark guidelines.

ZONING VARIANCE FOR 124 W 14TH STREET, OVER-THE-RHINE HISTORIC DISTRICT

Staff member Caroline Kellam presented a report for 124 W. 14th Street requesting a variance from the square footage limitations for a Home Occupation use in an RM 1.2 Zoning District. The owner and developer of this property plans to move her architectural practice as well as her residence from Loveland into the City of Cincinnati to live at 124 West 14th Street. The application is for the zoning variance which will allow the owner to have the 500 square foot office she needs on the first floor.

Staff finds this is an appropriate use for this property and it is in the interest of historic preservation to allow a Home Occupation use on the first floor that exceeds the square footage limitations.

Mr. Senhauser suggested the Board's approval of the zoning variance reflect the lease conditions and run with the tenant, not the building. This would afford the Board the opportunity to reconsider the variance at a later date, should the tenant change.

BOARD ACTION

The Board voted unanimously (motion Sullebarger, second Bloomfield) to take the following actions:

1. Grant a zoning variance from the square footage limitations for a Home Occupation use for the first floor of 124 West 14th Street per Section 1419-17 (V) (2) of the Cincinnati Zoning code for this tenant only, finding that such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

ADMINISTRATIVE

Historic Conservation Board Rules & Procedures

Urban Conservator William Forwood presented the Board with the final draft of the revised Rules and Procedures of the Historic Conservation Board. He informed the Board that Article IX Attendance was added as discussed at the February 14, 2005 meeting.

The Board voted unanimously (motion Sullebarger, second Chatterjee) to adopt the revised Rules and Procedures including the new Article IX.

ADJOURN

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser, Chairman

Date: _____